

City of Port St. Lucie
Community Development Block Grant (CDBG)
Discussion of Prioritization for the 2025-26 Allocation

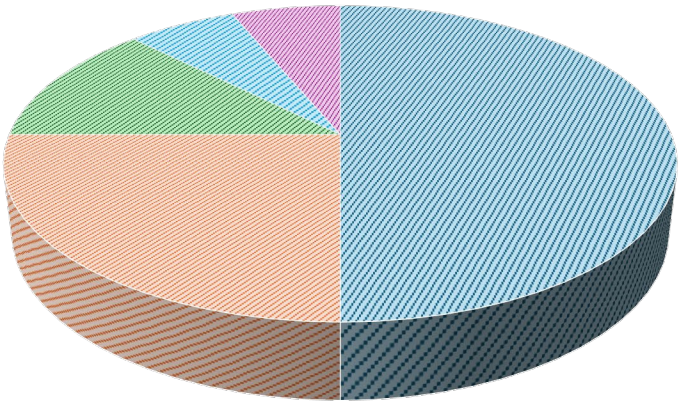
Neighborhood Services Department
June 2025



Forecasted CDBG 5-Year Goals from the Consolidated Plan 2021-2025

CPSL CDBG 5-YR GOALS 2021-25

■ Infrastructure ■ Housing ■ Public Facilities ■ Economic Development ■ Public Services

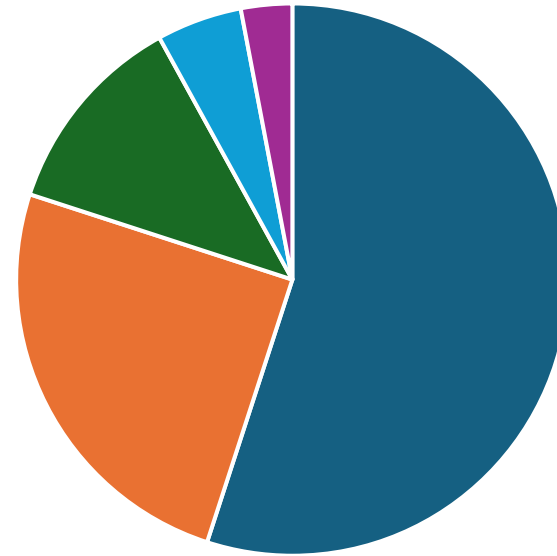


- Infrastructure Improvements (Utilities and Public Works) \$2M (~50%)
- Increase Access to Affordable Quality Housing (Code Compliance, Repair & Rehabilitation, Septic-to-Sewer Connections, and Culvert Assistance Program) \$1,000,000 (~25%)
- Public Facilities Improvements (Parks and Recreation) \$500,000 (~12.5%)
- Economic Development Initiatives (Code Compliance, Business Accelerator Program, Minority Business Development Assistance, and Commercial Façade Improvement Grant) \$250,000 (~6.25%)
- Public Services (Boys & Girls "Mobile" Club) \$250,000 (~6.25%)

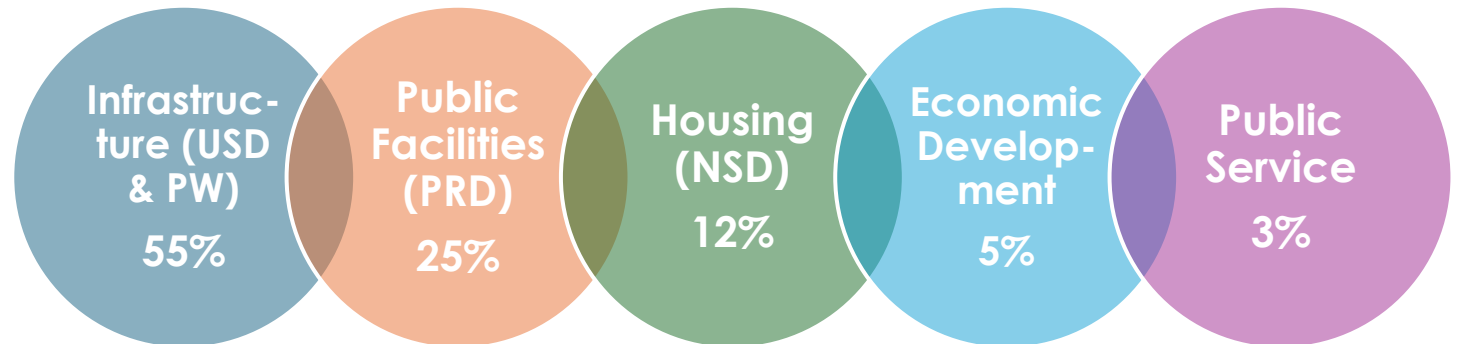
Actual Expenditures (to date) during this 5-Year Consolidated Plan CDBG Period 2021-2024

(FY21/22 – FY23/24)

CPSL CDBG 2021-2024

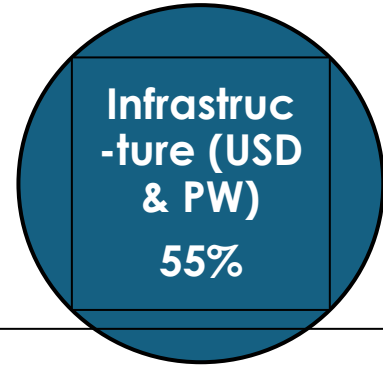


- Infrastructure
- Public Facilities
- Housing
- Economic Development
- Public Services

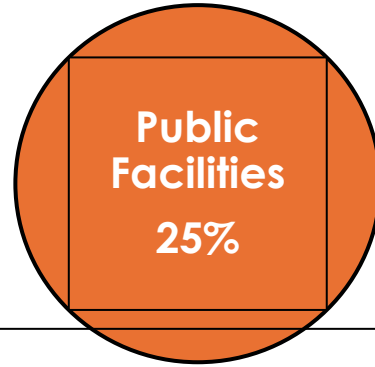


CITY OF PORT ST. LUCIE

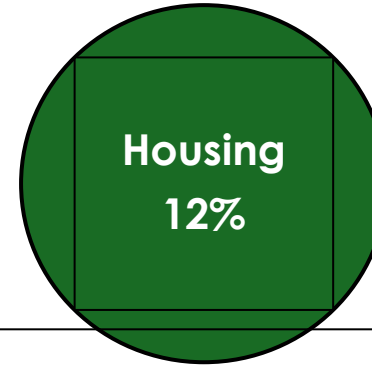
Breakdown of Actual 5-Year Consolidated Plan CDBG Expenditures 2021-2024 (to date by program year or FY21/22 – FY23/24)



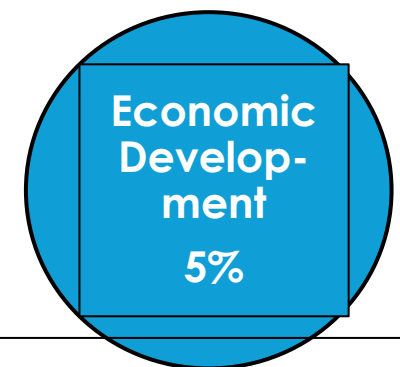
21-22 Sidewalks \$550k
 21-22 Culverts \$155k
 21-22 Air Release Valves \$130k
 22-23 Sidewalks \$175k
 23-24 Windmill Point Culverts \$350k
 23-24 Sidewalks \$130k
 Total = \$1,490,000/\$2.7M (55.2%)



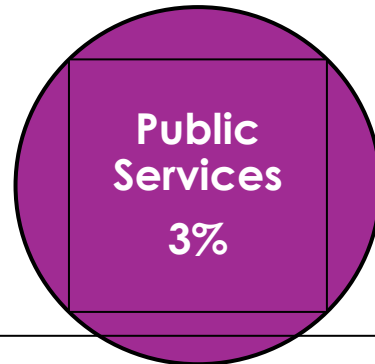
22-23 Whispering Pines Park \$650k
 23-24 Lyngate Shade Structure \$30k
 Total = \$680,000/\$2.7M (25.2%)



20-21 Homeowner Repair & Rehab \$165k
 21-22 Homeowner Repair & Rehab \$75k
 22-23 Septic-to-sewer connection \$15k
 23-24 Code \$65k
 Total = \$320,000/\$2.7M (11.9%)



20-21 Eco Dev Small Business Grant \$20k
 21-22 Eco Dev Small Business Grant \$10k
 22-23 Minority Business Dev. Agency \$20k
 23-24 Eco Dev Small Business Grant \$25k
 23-24 Code \$65k
 Total = \$140,000/\$2.7M (5.2%)



23-24 Boys & Girls "Mobile" Club \$75k
 Total = \$75,000/\$2.7M (2.8%)

Other Notes

Administration:

21-22 Admin \$180k
 22-23 Admin \$150k
 23-24 Admin \$100k
 Total = \$430,000/\$3.13M (13.7%)

Program Income:

21-22 Program Income: Homeowner Repair & Rehab \$36k

22-23 NSP Program Income: Boys & Girls "Mobile" Club \$150k
 22-23 Program Income: Eco Dev Small Business Grant \$13k
 22-23 Program Income: Homeowner Repair & Rehab \$29k
 22-23 Program Income: Homeowner Repair & Rehab \$18k
 23-24 Program Income: Septic-to-sewer connection \$23k
 Total = \$269,000/\$3.4M (7.9%)

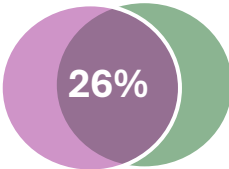
Current 2024-2025 CDBG Program Year project allocations - in progress:



Public Facilities:
24-25 River Place Playground \$250k



Public Service:
24-25 Boys & Girls "Mobile" Club \$75k



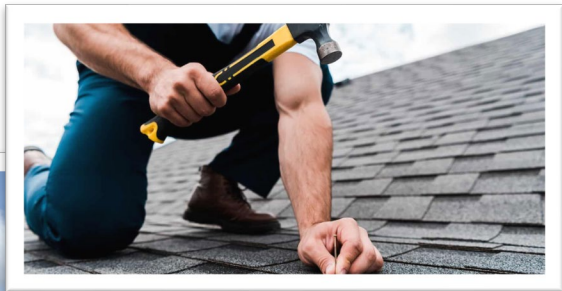
Economic Development & Housing:
24-25 Commercial Code Compliance \$225k



Economic Development:
24-25 Commercial Façade Improvement Grant \$80k
24-25 Small Business Grant \$25k



Housing:
24-25 Septic-to-sewer connection \$100k
24-25 Culvert Assistance Program \$100k



2025-26 CDBG Proposed Budget

2025-26 Allocation	\$1,086,000
Program Administration	(-\$200,000)
Code Compliance	(-\$200,000)
Minority Business Development Agency (MBDA) closure surplus funding from business assistance program	\$20,000
<i>Remainder for 2025-26 allocation prioritization</i>	<i>\$706,000</i>

All Department Proposals Submitted for Prioritization

Activity	Approximate Budget Request (smallest to largest)
CRA Rivergate Parkway sharrows (Bike Route)	\$4,000
Minority Business Development Assistance program funding with WeVenture	\$20,000 (reallocation of surplus funding from previous program)
Continuation of Business Accelerator Program Funding	\$25,000
SE Veteran's Memorial Parkway Sidewalk connection at Post Office	\$60,000
Continuation of Boys & Girls "Mobile" Club program funding	\$75,000
Additional round of Commercial Façade Improvement Grants	\$100,000
Additional funding for septic-to-sewer conversions	\$100,000
Additional funding for culvert assistance	\$100,000
Lyngate Park interior sidewalk lighting materials (PRD 2)	\$150,000 (or any part of \$150k, currently in draft 25-26 CIP with labor for a total of \$325k)
Phase 5 of the Whispering Pines Neighborhood Culvert Replacement	\$251,000
Rotary Park lighting and security cameras (Alternate, potentially in conjunction with the building renovations and using \$140k of CDBG-CV funds which have limited use)	\$325,000
Police Athletic League (PAL) gym building renovations at Rotary Park	\$400,000 (up to \$850k depending on final plans/budget)
Winterlakes Park facility & sports lighting materials (PRD 1)	\$500,000 (or any part of \$500k, currently in draft 25-26 CIP with labor for a total of \$1.9M)
	\$2,110,000

Draft 2025-26 CDBG Allocation Recommendation

NOTE on Projects: All projects listed above were reviewed by staff to ensure that they are eligible for CDBG funding. In addition to eligibility the other most significant criteria for determining recommendations are compliance with goals established in the City's 5-Year CDBG Consolidated Plan 2021-25, being shovel-ready, in alignment with the City's Strategic Plans and will allow for compliance with HUD's CDBG Timeliness Goal requirement as well as other Federal rules and regulations.

NOTE on Alternate Projects: Unfunded and approved projects will be included in the plan as alternate projects for completion if the approved projects do not move forward in a timely fashion or if a portion of the funding remains after a project is completed or if the City receives program income or additional funding that needs to be allocated in a timely manner. Alternate projects will be analyzed during the program year based on needs assessments, readiness to execute, and budget available. Alternate projects can be activated as funding becomes available. They may include housing activities such as repair and rehabilitation, septic-to-sewer, culvert assistance or projects like sidewalk segments or additional funding for economic development grants.

Activity	Proposed Budget
CRA Rivergate Parkway sharrows (Bike Route)	\$4,000
Minority Business Development Assistance program funding reallocation to WeVenture (reallocation of surplus funding from previous program)	\$17,000
Continuation of Business Accelerator Program funding	\$25,000
Continuation of Boys & Girls "Mobile" Club program funding	\$75,000
Continuation of homeowner septic-to-sewer conversion funding	\$75,000
Continuation of homeowner culvert assistance funding	\$75,000
Continuation of Commercial Façade Improvement Grant funding	\$50,000
OPTION #1 Police Athletic League (PAL) gym building renovations at Rotary Park OR OPTION #2 Phase 5 Whispering Pines Neighborhood Culverts & Lyngate Park sidewalk lighting OPTION #3 Any other combination of activities i.e., reduction of some above proposed projects/programs to potentially fund the Winterlakes Park project.	\$385,000
Total	\$706,000

Questions/Answers & Next Steps

- No action necessary if there is a consensus during the discussion on what final and alternate projects should be included for 2025-26 funding allocation assignment in the 2025-26 CDBG Annual Action Plan (AAP).
- The draft AAP with the recommendations discussed 6/9/2025 will be presented for approval on 6/23/2025 and will be advertised as a Public Hearing, and a 30-day public comment period will be launched.
- The plan with any comments received during the planning period will be submitted to Department of Housing and Urban Development (HUD) for approval by 8/15/2025.